

206 LUCAS Close, Calgary T3P 1Z4

Utilities:

A2147238 List Price: \$949,900 MLS®#: Area: Livingston Listing 07/05/24

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:

General Information

Prop Type: Sub Type: City/Town: Calgary

Year Built: 2023 Lot Information

Lot Sz Ar: Lot Shape:

Residential Detached

Abv Saft:

Low Sqft:

Ttl Sqft: 3,864 sqft 2.303

Finished Floor Area

2,303

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

73

Ttl Park: 2 2 Garage Sz:

5 (5)

3.0 (3 0)

2 Storey

Access:

Lot Feat: Back Yard, Rectangular Lot Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Vinyl Siding, Wood Frame** Flooring:

Sewer: Ext Feat: None

Carpet, Vinyl Plank Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer

Int Feat: No Animal Home, No Smoking Home, Quartz Counters, Skylight(s)

Room Information

Room Level **Dimensions** Room Level **Dimensions Living Room** Main 12`7" x 12`4" **Dining Room** Main 9`11" x 9`0" 11`5" x 8`7" Kitchen Main 16`0" x 12`4" **Bedroom** Main **Bedroom - Primary** Second 12`9" x 12`0" **Bedroom** Second 13`7" x 9`4" 15`10" x 8`8" 12`2" x 8`10" Bedroom Second **Bedroom** Second **Bonus Room** Second 17`3" x 13`3" Laundry Second 7`9" x 5`3" 11`5" x 5`2" 4pc Bathroom Main 7`8" x 4`11" 4pc Bathroom Second 5pc Ensuite bath Second 10`5" x 8`9"

Legal/Tax/Financial

Title: Fee Simple	Zoning: R-G
Legal Desc:	2211924
	Remarks
Pub Rmks:	Move-in ready! Another golden opportunity for you to own this beautiful 6-bedroom house + a Den with fully developed walkout LEGAL basement suite in the much sought after community of Livingston NW. With high demand for a legal walkout basement suite that is certainly a bonus for mortgage helper. There is also a bedroom plus a full bathroom on the main floor. This house has it all. White kitchen cabinets and quartz countertops in all the bathrooms, large kitchen pantry to store your everyday needs, big and bright living and dining rooms with plenty of sunlight coming in through the many big windows and sliding glass doors that lead to a deck. Enjoy the spectacular views of the northern lights dancing above you from your deck. Upstairs there are 4 bedrooms plus a large bonus room with skylights. No more sharing of roomsan excellent floorplan for a family as well as for guests that come over for visiting. A dream home for everyone.
Inclusions:	N/A
Property Listed By:	Grand Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123